



76 Parkfield Avenue, Delapre, Northampton, NN4 8QB
£375,000 Freehold

A beautifully improved and extended, 1930's semi-detached house set in popular area of Delapre, on a tree lined Avenue. The property benefits from gas central heating via combination boiler, under floor heating to some areas and uPVC double-glazing throughout. The accommodation comprises of entrance hall, bay fronted living room, impressive family/living kitchen area, refitted utility room, cloakroom and study. There are four first floor bedrooms with a four piece en-suite to master and a family shower room. The garage has been converted to allow for the study however the current owners have thoughtfully allocated the front section of the garage to remain for storage. Outside the property offers a low maintenance front garden laid to block paving for side by side parking. The side garden is enclosed offering privacy and is mainly laid to lawn with gated access to the front. Viewing is recommended. EPC Rating: TBC. Council tax Band: C

Popular Mature Location | Thoughtfully Extended Accommodation | Utility Room & Downstairs Study | Four Bedrooms & Two Bathrooms | Contemporary Kitchen/Dining/Family Room | High Spec Finishing's Throughout

modern marketing · traditional values

PORCH

Wooden glazed entrance door.

HALLWAY

Staircase rising to first floor landing. Two storage cupboards. Doors to:

LOUNGE 3.99m x 3.76m (13'1 x 12'4)

uPVC double glazed bay window to front elevation. Radiator.

KITCHEN/FAMILY ROOM 6.58m x 5.64m (21'7 x 18'6)

uPVC double glazed French doors to rear garden. Fitted with a range of wall and base units with Quartz work surfaces over. Two integrated ovens, integrated microwave, five ring gas hob with extractor over. Island with integrated dishwasher. Ceramic sink with mixer tap over. Under floor heating. Built in speaker system. Under cabinet lighting. Air conditioning unit. Integrated fridge/freezer. Wine cooker. Door to:

UTILITY 1.50m x 3.28m (4'11 x 10'9)

uPVC double glazed window to rear elevation. uPVC double glazed door to side garden. Wall and base units with Quartz work surfaces over. Inset sink with mixer tap and waste disposal unit. Space and plumbing for washing machine. Space and plumbing for washing machine. Space for tumble dryer. Drying cupboard with heated towel rail. Door to study and WC. Under floor heating.

WC

Fitted two piece suite comprising low level WC and wash hand basin. Extractor fan.

STUDY 1.42m x 3.28m (4'8 x 10'9)

Extractor fan. Built in office furniture.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 3.96m x 3.25m (13'0 x 10'8)

uPVC double glazed window to front elevation. Radiator. Built in wardrobe. Door to:

EN-SUITE 1.91m x 3.23m (6'3 x 10'7)

Velux window. Heated towel rail. Four piece suite comprising low level WC, wash hand basin set in vanity unit, freestanding bath and walk in shower. Tiling to ceiling. Extractor fan.

BEDROOM TWO 4.24m x 3.51m (13'11 x 11'6)

uPVC double glazed bay window to front elevation. Radiator.

BEDROOM THREE 3.66m x 3.63m (12'0 x 11'11)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM FOUR 2.77m x 2.24m (9'1 x 7'4)

uPVC double glazed window to front elevation. Radiator.

SHOWER ROOM

Obscure uPVC double glazed window to rear elevation. Three piece suite comprising low level WC, wash hand basin and walk in shower room. Extractor fan.

OUTSIDE

FRONT GARDEN

Block paved driveway for two cars.

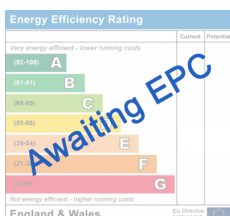
GARAGE/STORE

GARDEN

Side and rear gardens. Enclosed via wooden panelled fencing and brick wall. Laid to lawn. Gated side access.

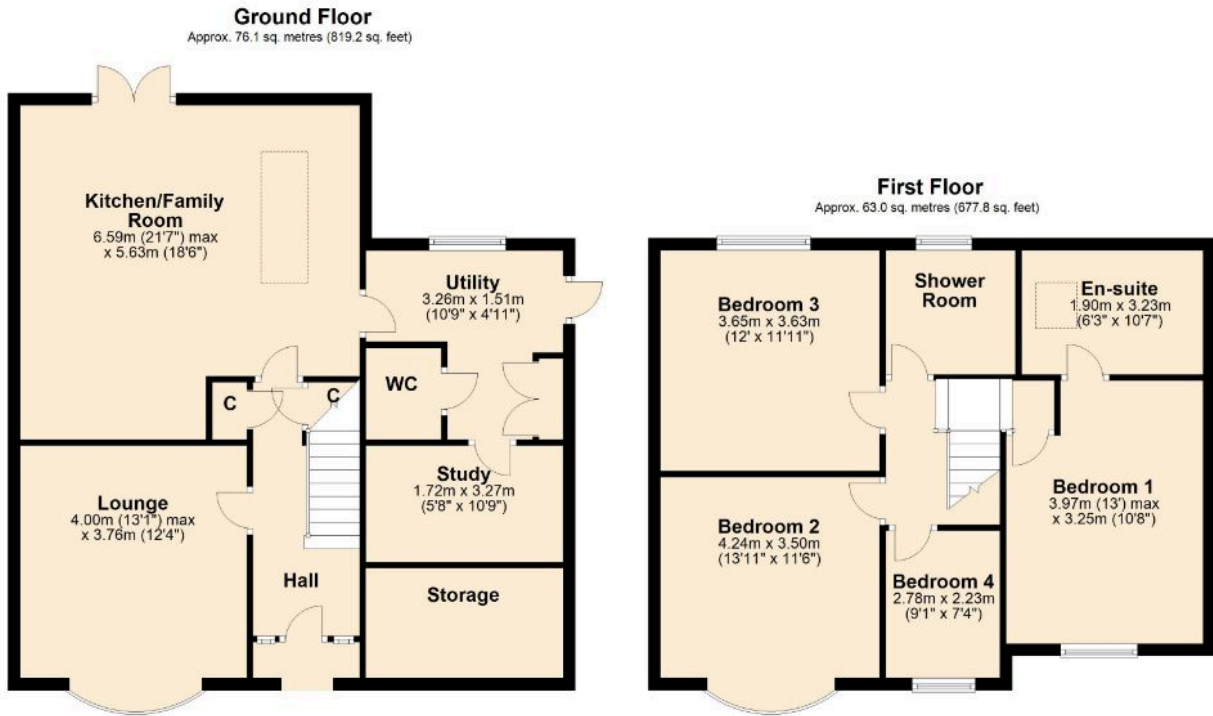
DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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Total area: approx. 139.1 sq. metres (1497.0 sq. feet)



LOCAL AREA INFORMATION

Adjacent to Far Cotton and just a mile from Northampton town centre, the focal point of this district is Delapre Abbey, a former convent sitting in 508 acres of parkland and formal gardens. As well as a public golf course, the site today has a year round tea room and offers itself for functions and events including hosting the annual Northampton CAMRA Beer Festival. With a small supermarket and a medical centre within Delapre itself, residents tend to use the larger supermarket, shops and businesses in St Leonard's Road, Far Cotton. Additional high street shopping, entertainment and leisure facilities can be accessed in Northampton town centre along with a mainline train station serving London Euston and Birmingham New Street. For road access, the Queen Eleanor Roundabout at the top of London Road leads onto the A45 and in turn to M1 J15.

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